



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

723 9 Avenue S
Lethbridge, Alberta

MLS # A2268048



\$300,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	871 sq.ft.	Age:	1922 (103 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	RL(L)
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Metal garden boxes in the yard, could be included

Cute and affordable 2 bedroom bungalow on large(54 X 125 feet) corner lot. Convenient & central location ,at the southern end of London Road District, . Close to parks, amenities and walking distance to the coulee paths. Lots of parking available off the back lane. The yard provides ample space for gardening, parking and enjoyment for family, pets, and BBQs .Could be a great starter or retirement house. Great investment, with the added development potential on this huge lot. Plenty of storage space in the basement.